

# IRWINDALE GATEWAY

## ±37 ACRES

### ENTITLED FOR UP TO 704,000 SF

CONSTRUCTION  
READY  
4Q 2026







# IN THE HEART OF SAN GABRIEL VALLEY

- Adjacent to 605, 210, and 10 freeways
- Entitlements for up to 704,000 SF
- Built-to-suit Delivery 4Q 2027
- Land Sale

## ZONING/PERMITTED USES

- Warehouse/Distribution
- Manufacturing
- Cold storage



# CONCEPTUAL SITE PLAN





# SITE OVERVIEW

±37 ACRES | 4 PARCELS



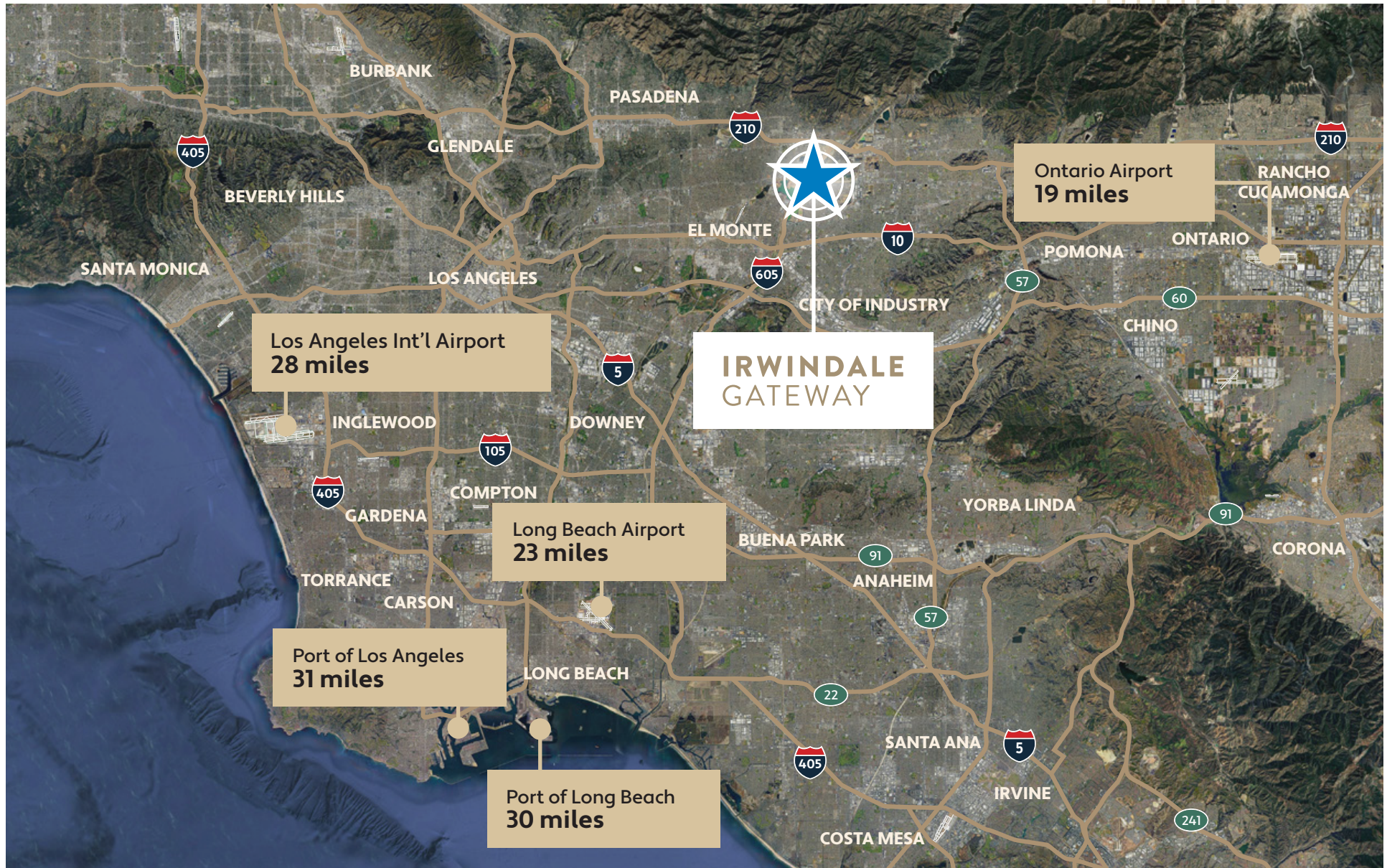


# SAN GABRIEL VALLEY LOCATION

Freeway Signage

Adjacent to the  
605, 210, and 10  
freeways

442,000  
households within  
10-mile radius





# CORPORATE NEIGHBORS







# IRWINDALE GATEWAY

**KEARNY**  
Real Estate Company

**CLYDE F. STAUFF, SIOR**  
Lic. No. 00464008  
949.724.5543  
[clyde.stauff@colliers.com](mailto:clyde.stauff@colliers.com)

**JACE GAN, SIOR**  
Lic. No. 01990636  
949.724.5529  
[jace.gan@colliers.com](mailto:jace.gan@colliers.com)

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